



An  
Bord  
Pleanála

**Board Direction**  
**BD-003929-19**  
**ABP-304115-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/8/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the number of units proposed, the proximity of these units to site boundaries and to the existing dwelling on the site, the inter relationship between the proposed units and potential for direct overlooking arising and the size and layout of the private amenity spaces, it is considered that the proposed development would constitute overdevelopment of the site, would seriously injure the residential amenities of adjoining properties and result in a substandard level of amenity for future occupants of the proposed development. The proposed development would therefore be contrary to the residential zoning objective for the site and be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 30/08/2019

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Terry Prendergast